

LKM Outer Marker (OM)
George Bush Houston Intercontinental Airport
Houston, Texas

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Environmental Due Diligence Audit

Prepared By
Parsons Infrastructure & Technology Group, Inc.
12 New England Executive Park, Room 211
Burlington, MA 01803

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EXECUTIVE SUMMARY

Parsons conducted an Environmental Due Diligence Audit (EDDA), or Phase I Environmental Site Assessment, for the LKM Outer Marker (OM) property (Site) for the George Bush Intercontinental/Houston Airport (IAH) in Houston, Texas. The LKM OM facility is located off the airport property on Aldine-Westfield Road near East Louetta Road, Houston, Texas. The Site is located approximately 7 miles northwest of the airport. Parsons conducted the audit on behalf of the Federal Aviation Administration (FAA). The site inspection for the EDDA was completed on March 18, 2009.

The purpose of performing the EDDA is to satisfy due diligence requirements for the sale of the LKM OM property. The Site is owned by the FAA. The FAA has removed the structure associated with the OM from the Site.

The results of the EDDA are based on a Site visit conducted by Parsons on March 18, 2009, subsequent review of historical records, interviews with FAA personnel, and contact with environmental and related regulatory agencies.

The EDDA was performed in accordance with the American Society for Testing and Materials (ASTM), *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (E-1527-05) and the Federal Aviation Administration (FAA) Order 1050.19B, *Environmental Due Diligence Audits in the Conduct of FAA Real Property Transactions*.

The Site encompasses approximately 0.25 acre of land located approximately 7 miles northwest of IAH runways. The Site is not located on airport property. The Site consists of a grass-covered field. The OM tower and building were removed from the Site by the FAA in 2003 or 2004.

Historically, the Site was used as an OM facility based on a review of records and site interviews.

The FAA developed the Site in the 1960s.

Parsons has not revealed evidence of recognized environmental condition¹ (REC) in connection with this Site.

This is an executive summary of findings and should not be relied upon without consulting the attached report for a more detailed description of the EDDA and Environmental Risk Deactivation Assessment. This report is subject to the limitations and exceptions included in this report.

¹ A "recognized environmental condition" is defined in ASTM Standard E-1527-05 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat (reasonable evidence) of a release of these substances into structures on the property or into the ground, groundwater, or surface water of the property

1.0 SUMMARY

An Environmental Due Diligence Audit (EDDA, or equivalent of a Phase I Environmental Site Assessment) was conducted for the FAA for the LKM OM facility (Site) located 7 miles northwest of the George Bush Intercontinental/Houston Airport (IAH). The FAA owns the property and plans to sell the property. This report was prepared in general accordance with the American Society for Testing and Materials (ASTM), *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (E-1527-05), and the Federal Aviation Administration (FAA) Order 1050.19B, *Environmental Due Diligence Audits in the Conduct of FAA Real Property Transactions*.

Site Description and History

The Site is a deactivated OM facility that is owned by the FAA. The Site encompasses approximately 0.25 acre of land located approximately 7 miles northwest of the IAH. The Site is not located on airport property. Access is provided via Aldine-Westfield Road. The Site is located at the intersection of Aldine-Westfield Road and East Louetta Road. All structures associated with the OM have been removed from the Site. The Site now consists of a grassy field.

The Site topography is level.

To the east, the Site is Aldine-Westfield Road and Hardy Toll Road. A house is located north of the Site. East Louetta Road is located south of the Site. To the west, the Site is bounded by tree-covered property.

Previously, the Site was used as an OM facility. The OM facilities had included a 6' by 6' fiberglass building and an OM tower. There had been a fence around the Site. All the equipment was removed in 2003 or 2004.

Parsons has not revealed evidence of recognized environmental conditions² (REC) in connection with this Site.

Findings

Findings for the Site are as follows:

- A Valero Corner Store 1405 facility is located between 1/8 and 1/4 mile southeast of the Site. Based on the EDR report, one LPST has a status of pre-assessment/release determination. The TCEQ project manager stated via an email dated June 25, 2009 that the status of the facility is "Final Concurrence Pending Documentation of Well Plugging".

² A "recognized environmental condition" is defined in ASTM Standard E-1527-05 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat (reasonable evidence) of a release of these substances into structures on the property or into the ground, groundwater, or surface water of the property

Data Gaps

Parsons attempted to contact the Houston Fire Department regarding spills at or near the Site. No response has been received.

Parsons requested a search of Sanborn Fire Insurance Maps by EDR. Sanborn Fire Insurance Maps were not available for the Site.

Parsons was limited by the records obtained during the course of this investigation. Little information is known about the wells that are located within the search distance of the Site.

Parsons did not obtain a chain-of-title report for review prior to production of this report.

Conclusions

Parsons has not revealed evidence of recognized environmental condition³ (REC) in connection with this Site.

Recommendations

This is an executive summary of findings and should not be relied upon without consulting the attached report for a more detailed description of the EDDA performed by Parsons for the FAA. This report is subject to the limitations included in Section 2.4 of this report.

³ A "recognized environmental condition" is defined in ASTM Standard E-1527-05 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat (reasonable evidence) of a release of these substances into structures on the property or into the ground, groundwater, or surface water of the property

2.0 INTRODUCTION

2.1 Purpose

This Environmental Due Diligence Audit (EDDA) was conducted to identify apparent recognized environmental conditions (RECs) in connection with the existing LKM OM located approximately 7 miles northwest of the IAH in Houston, Harris County, Texas (Site). Adjoining properties also were considered to determine if there were apparent RECs that might impact the Site. The EDDA was conducted by Parsons on behalf of the Federal Aviation Administration (FAA) because the FAA currently owns the land and plans to sell the property.

Parsons conducted this EDDA in accordance with the American Society of Testing and Materials (ASTM) Standard E 1527-05 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and the Federal Aviation Administration (FAA) Order 1050.19B *Environmental Due Diligence Audits in the Conduct of FAA Real Property Transactions*.

2.2 Detailed Scope of Services

Parsons conducted the following activities to determine if apparent RECs may be present at the Site:

- Determined the historical and present existence of storage tanks (aboveground or underground) including their locations, sizes, ages, uses, and conditions
- Investigated the potential for contamination based on past and present uses of the Site including pesticides, road salt, solvents, anti-freezes, paints, oils, greases, and fuels
- Investigated the presence, location, and ownership of polychlorinated biphenyl (PCB)-containing or -contaminated equipment, such as electrical transformers and capacitors and determined if the equipment was leaking or showed visual signs of past leakage
- Conducted an inspection of the Site for existing or potential contamination or environmentally related damage, such as stained soils and stressed vegetation
- Determined the potential existence of wetlands, surface water, and flood zones on the Site
- Identified past and present uses of the Site and adjacent sites
- Reviewed environmental characteristics of the Site from at least 1940 to the present
- Provided verbal and/or written communications with Federal, State, and local environmental agencies to determine if any problems with hazardous substances were documented for the Site
- Reviewed available information on the geologic and hydrogeologic profile of the Site
- Reviewed aerial photographs and other historical data from different periods

Environmental Data Resources, Inc. (EDR) conducted a search of environmental databases to determine if documentation existed related to environmental incidents at the Site or at properties in the vicinity of the Site. Parsons also reviewed Federal and State agency on-line databases for documentation regarding the Site and surrounding properties. The results of the review of the EDR report and database reviews are detailed in Section 6 of this report.

The information obtained from each task was dependent on the available resources for the Site.

2.3 Significant Assumptions

No significant assumptions were made for this report.

2.4 Limitations and Exceptions

Parsons was required to make its conclusions based on the information available during the period of the assessment within limits as prescribed by the client.

No investigative method can eliminate the possibility of obtaining partially imprecise or incomplete information. Thus, we cannot guarantee that the assessment completely defined the degree or extent of any contamination by hazardous or otherwise harmful substances described in the report or, if no such contamination was found, its absolute absence. Professional judgment was exercised in gathering and analyzing the information obtained, and we commit ourselves to the usual care, thoroughness, and competence of the engineering profession.

This report is not a legal opinion. It does not necessarily comply with requirements defined in any environmental law, such as the "innocent landowner defense" or "due diligence inquiry." Only legal counsel is competent to determine the legal implications and any effect on the financeability, marketability, or value of the property investigated in the study or for the occurrence or non-occurrence of any transaction involving the property.

This report is for the exclusive use of the FAA as it pertains to the Site. Parsons performed the necessary professional services using that degree of care and skill ordinarily exercised under similar circumstances by the professionals practicing in this field. No other warranty, expressed or implied, is made as to the professional advice in this report. Any use of or reliance on this report by a third party shall be at such a party's sole risk.

Parsons can offer no assurances and assumes no responsibility for site conditions or activities outside the scope of the inquiry requested by the FAA as outlined in this document and scope of work. Parsons has relied on the accuracy of documents, oral information, and other materials and information provided by associated parties. It is recognized that regulatory requirements may change, including the revision of accepted action levels, which could necessitate a review of the discussion, findings, recommendations, or conclusions of this report. Parsons will provide in writing any subsequent modification, revision, or verification of this report, if requested.

2.5 Special Terms and Conditions

The results of this EDDA are based on a review of property information obtained through contacts with environmental and related regulatory agency personnel, an inspection of the Site, and a review of acquired environmental regulatory and related agency documents. The conclusion represents Parson's professional opinion, based on these aforementioned sources of information.

2.6 User Reliance

This report was prepared for the exclusive use of the FAA and is limited to observations and records. Use of this report by any other party, other than the FAA, is at their sole risk.

3.0 SITE DESCRIPTION

The Site is located approximately 7 miles northwest of the IAH in Houston, Harris County, Texas, and consists of a grass-covered field. The Site location and a Site plan are shown on Figures 1 and 2.

The Site is bounded to the north by a house lot, to the south by East Louetta Road, to the west by tree-covered property, and to the east by Aldine-Westfield Road and Hardy Toll Road.

3.1 Location and Legal Description

The Site is located approximately 7 miles northwest of the IAH at the intersection of Aldine-Westfield Road and East Louetta Road in Houston, Texas. The Site is not located on airport property.

The FAA owns the Site property, which is approximately 0.25 acres in area.

The City of Houston does not have zoning. Therefore the Site does not have a zoning designation.

3.2 Site and Vicinity General Characteristics

The Site is located northwest of the IAH in Houston, Texas. The area to the east of the Site is occupied by roads (Aldine-Westfield Road and Hardy Toll Road). The area to the north is occupied by a house lot and the area to the west is tree-covered property. East Louetta Road is located south of the Site.

The topography of the Site is generally flat. Adjacent land on all sides is at approximately the same elevation as the Site and is also flat.

Spring Creek is located approximately one mile northeast of the Site and Lemm Gully is located approximately 1/2 mile west of the Site. A wetland area is located between 1/8 and 1/4 mile southeast of the Site. Another wetland area is located approximately 1/4 mile north of the Site.

3.3 Current Uses of the Site

The Site is currently a deactivated OM site.

3.4 Description of Site Features

The Site encompasses a 107-foot by 100-foot area, which is grass-covered.

Previously, the Site was used as an OM facility. A 6' by 6' fiberglass building, OM tower, and fence had been located on the Site. All structures were removed in 2003 or 2004.

There is no power to the Site.

3.5 Current Uses of Adjoining Properties

A summary of the current uses of the surrounding properties is presented in Table 3-1.

TABLE 3-1
Current Land Use of Adjoining Properties

DIRECTION	CURRENT USE
North	Gravel road, house lot
South	East Louetta Road
East	Aldine-Westfield Road, Hardy Toll Road
West	Tree-covered property

4.0 USER PROVIDED INFORMATION

The FAA is the current Owner and User of the Site.

4.1 Title Records

A preliminary title report or chain-of-title report was not provided to Parsons for review prior to production of this report.

4.2 Environmental Liens or Activity and Use Limitations

Parsons did not identify the presence of environmental liens or activity and use limitations associated with the Site.

4.3 Specialized Knowledge

The FAA does not have a deed to the property; the property was obtained through condemnation. The former owner was Park Spring, Inc.

4.4 Commonly Known or Reasonably Ascertainable Information

The User was able to provide information regarding details about the structures that had been located on the Site. There had not been an underground storage tank (UST) at the Site.

4.5 Valuation Reduction for Environmental Issues

As part of the ASTM E 1527-05 process, information must be gathered regarding the prospective purchase price of the property relative to the fair market value of the Site. If there appears to be a value reduction, that reduction must be identified with respect to whether the difference could be attributed to environmental degradation of the property. The FAA is the current owner of the Site. No further information regarding the valuation of the Site was provided by the FAA.

4.6 Owner, Property Manager, and Occupant Information

The owner, property manager, and occupant information is provided in Table 4-1.

Table 4-1
Owner/Occupant Information

ENTITY	NAME
Owner	FAA
Tenant/Lessor	None
Property Owner Representative	Mr. Rickey Smith
Occupant	FAA

Parsons contacted Mr. Rickey Smith, owner representative for the FAA on March 18, 2009. Mr. Smith provided information regarding the structures that had been located on the Site. Interviews with individuals are provided in Section 8.

4.7 Reason for Performing EDDA

The purpose of performing the EDDA is to satisfy due diligence requirements for the sale of the property.

5.0 PHYSICAL SETTING SOURCE(S)

5.1 Topography

According to the Spring, Texas, USGS quadrangle, the elevation of the Site is approximately 121 feet above mean sea level. The topography of the Site and the immediate vicinity is generally flat and level.

5.2 Geology

The EDR Geocheck-Physical Setting Source Addendum (provided in Appendix B) identifies the dominant soil type in the general area of the Site as Wockley. The soil is described as a somewhat poorly drained fine sandy loam.

5.3 Hydrogeology

Spring Creek is located approximately one mile northeast of the Site and Lemm Gully is located approximately ½ mile west of the Site. The Site is approximately 15 miles west of Lake Houston.

Parsons was unable to determine groundwater flow direction.

5.4 Wetlands and Flood Zone Areas

One wetland area is located between 1/8 and ¼ mile southeast of the Site. An additional wetland area is located approximately ¼ mile north of the Site. A third wetland area is located approximately ½ mile south of the Site.

The Site is located on the FEMA FIRM Panel No. 48201C0260L. The Site is not located within a flood zone.

The Site is not located within a 100-year or 500-year flood plain. No 100-year or 500-year flood zones are located within one mile of the Site.

5.5 Radon

The Site is located within the USEPA Zone 3 with predicted radon levels less than 2 pCi/L.

5.6 Wells

No wells are located on the Site.

Based on the EDR report, two wells are located approximately 1/8 mile northeast of the Site. Both wells are owned by Almost Home Early.

One well is located approximately ¼ to ½ mile south-southeast of the Site. The well is owned by Marshall Petroleum. The well is plugged.

Four wells are located approximately ¼ to ½ mile north-northwest of the Site. The owners of the wells are listed as SSP Partners and SS Petroleum.

Two wells are located approximately $\frac{1}{4}$ to $\frac{1}{2}$ mile east-southeast of the Site. One well is owned by Lexington Woods subdivision and the second well is a United States Geologic Survey (USGS) well.

Three wells are located approximately $\frac{1}{4}$ to $\frac{1}{2}$ mile north-northwest of the Site. The wells are owned by the USGS, Eltex, and Resurrection Lutheran Church.

Seven oil/gas wells are located within a $\frac{1}{2}$ mile radius of the Site. Three of the wells are plugged and two wells are dry holes. One oil well is located approximately $\frac{1}{4}$ to $\frac{1}{2}$ mile west-northwest of the Site. A second oil well is located approximately $\frac{1}{4}$ to $\frac{1}{2}$ mile north-northwest of the Site.

6.0 RECORDS REVIEW

6.1 Standard Environmental Record Sources

A search of environmental databases was conducted by the commercial database service, Environmental Data Resources, Inc. (EDR) for the Site and adjacent properties. The database search follows the ASTM E 1527-05 standards for Phase I Environmental Site Assessments. The database search was conducted to identify the presence of hazardous substances or petroleum products at the Site or at properties in the vicinity. The standard databases searched are presented below. The EDR database search results are included in Appendix B.

6.1.1 Federal Environmental Records

A summary of the federal databases searched by EDR is provided in Table 6-1.

TABLE 6-1
Federal Environmental Database Findings

FEDERAL	DISTANCE (mi)	NO. OF SITES
National Priorities List (NPL)	1	0
Proposed NPL Sites	1	0
NPL Liens	TP	0
Delisted NPL Sites	1	0
CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System)	0.5	0
CERCLIS-NFRAP (No Further Remedial Action Planned)	0.5	0
CORRACTS (Corrective Action Report)	1.0	0
RCRA-TSDF (RCRA Treatment, Storage, and Disposal Sites)	0.5	0
RCRA-LQG (RCRA Large Quantity Generators)	0.25	0
RCRA-SQG (RCRA Small Quantity Generators)	0.25	0
RCRA-CESQG	0.25	0
US ENG CONTROLS (Engineering Controls Sites List)	0.5	0
US INST CONTROL	0.5	0
ERNS (Emergency Response Notification List)	TP	0
US BROWNFIELDS	0.5	0
ODI (Open Dump Inventory)	0.5	0
DEBRIS REGION 9 (Torres Martinez Reservation Illegal Dump Site Locations)	0.5	0
US CDL	TP	0
LIENS-2 (CERCLA liens)	TP	0
LUCIS (Land Use Control)	0.5	0
HMIRS (Hazardous Material Information Reporting System)	TP	0

TABLE 6-1 (continued)
Federal Environmental Database Findings

FEDERAL	DISTANCE (mi)	NO. OF SITES
RCRA-NonGen	0.25	1
DOT OPS (Incident and Accident Data)	TP	0
DOD (Department of Defense)	1.0	0
FUDS (Formerly Used Defense Sites)	1.0	0
CONSENT (Superfund (CERCLA) Consent Decrees)	1.0	0
ROD (Superfund Records of Decision)	1.0	0
UMTRA (Uranium Mill Tailings Sites)	0.5	0
MINES (Mines Master Index File)	0.25	0
TRIS (Toxic Chemical Release Inventory System)	TP	0
TSCA (Toxic Substances Control Act)	TP	0
FTTS FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) Tracking System)	TP	0
HIST FTTS (FIFRA/TSCA Tracking System Administrative Case Listing)	TP	0
SSTS (Section 7 Tracking Systems)	TP	0
ICIS (Enforcement and Compliance Tracking)	TP	0
PADS (PCB Activity Database System)	TP	0
MLTS (Material Licensing Tracking System)	TP	0
RADINFO (Radioactivity)	TP	0
FINDS (Facility Index System)	TP	0
RAATS (RCRA Administrative Tracking System))	TP	0

TP = Target Property

One site was found in the EDR search of available government records within the search radius around the target property for the databases listed in Table 6-1.

TABLE 6-2
Located Properties Listed Under Federal Environmental Database

PROPERTY	ADDRESS	DIST. (mi)/DIR. FROM SITE	REGULATORY PROGRAM	POTENTIAL REC?	REASONING
Plastics Recycling Corporation	26027 Aldine-Westfield Road, Houston, TX	1/8 – 1/4 mile/ NNW	RCRA-NonGen	No	No RCRA violations reported

Resource Conservation and Recovery Act (RCRA) Non Generators (NonGen)

The RCRA-NonGen database is maintained through the USEPA and includes information on sites that generate, transport, store, treat, and /or dispose of hazardous waste as defined by RCRA. Non-Generators do not presently generate hazardous waste.

Plastics Recycling Corporation was identified as a RCRA NonGen. Based on the EDR report, there have been no reported RCRA violations at this site; therefore, it is not likely to have an environmental impact on the Site as a RCRA NonGen.

6.1.2 State of Texas and Tribal Records

A summary of the state and tribal databases searched by EDR is provided in Table 6-3.

TABLE 6-3
State and Tribal Environmental Database Findings

STATE/TRIBAL	DISTANCE (mi)	NO. OF SITES
SHWS (State Superfund Registry)	1.0	0
SWF/LF (Permitted Solid Waste Facilities)	0.5	0
CLI (Closed Landfill Inventory)	0.5	0
WasteMgt (Commercial Hazardous & Solid Waste Management Facilities)	TP	0
LPST (Leaking Petroleum Storage Tank Database)	0.5	2
INDIAN LUST (Leaking Underground Storage Tanks on Indian Land)	0.5	0
UST (Petroleum Storage Tank Database)	0.25	1
AST (Petroleum Storage Tank Database)	0.25	0
INDIAN UST (Underground Storage Tanks on Indian Land)	0.25	0
AUL (Sites with Controls)	0.5	0
INDIAN VCP (Voluntary Cleanup Priority Listing)	0.5	0
VCP (Voluntary Cleanup Program Sites)	0.5	0
BROWNFIELDS (Brownfield Site Assessments)	0.5	0
INDIAN ODI (Report on the Status of Open Dumps on Indian Lands)	0.5	0
DEL SHWS (Deleted Superfund Registry Sites)	1.0	0
PRIORITYCLEANERS (Dry Cleaner Remediation Program Prioritization List)	0.5	0
LIENS (Environmental Liens Listing)	TP	0
HIST LIENS (Environmental Liens Listing)	TP	0
SPILLS (Spills Database)	TP	0
IOP	TP	0
DRY CLEANERS (Registered Drycleaners)	0.25	0
ENF (Notice of Violations Listing)	TP	0
Ind. Haz Waste (Ind. & Haz. Waste Database)	TP	0
ED AQIF (Edwards Aquifer Permits)	TP	0
AIRS (Air Emission Data)	TP	0
USD (Municipal Settings Designations Database)	0.5	0
TIER 2 (Tier 2 Chemical Inventory Reports)	TP	0
RWS (Radioactive Waste Sites)	TP	0
INDIAN RESERV (Indian Reservations)	1.0	0
SCRD DRYCLEANERS (State Coalition for Remediation of Drycleaners Listing)	0.5	0

TP = Target Property

Located properties listed under state and tribal environmental regulatory programs are presented in Table 6-4.

TABLE 6-4
Located Properties Listed Under State and Tribal Environmental Regulatory Programs

PROPERTY	ADDRESS	DIST. (mi)/DIR. FROM SITE	REGULATORY PROGRAM	POTENTIAL REC?	REASONING
Valero Corner Store 1405	25500 Aldine Westfield Street, Houston, TX	1/8- 1/4 mile/SE	LPST	No	Final concurrence pending well plugging documentation
Spring Drive Inn	107 Main Street, Houston, TX	1/4 to 1/2 mile/NW	LPST	No	Final concurrence, case closed
Valero Corner Store 1405	25500 Aldine Westfield Street, Houston, TX	1/8- 1/4 mile/SE	UST	No	No releases reported

UST

The TCEQ maintains an inventory of underground storage tanks. The EDR Report identified one UST facilities within ¼ mile of the Site.

A Valero Corner Store 1405 is located at 25500 Aldine Westfield Street, which is approximately 1/8 to ¼ mile southeast of the Site. There were three USTs listed for this location.

LPST

The TCEQ maintains an inventory of reported petroleum storage tank incidents. The EDR Report identified three LPST facilities within a 1/2 mile radius of the Site.

A Valero Corner Store 1405 is located at 25500 Aldine Westfield Street, which is approximately 1/8 to ¼ mile southeast of the Site. There were three USTs listed for this location. One LPST was listed for this site. Based on the EDR report, the status is preassessment/release determination. The leak was reported on February 8, 2005. Parsons contacted the TCEQ project manager for this facility. According to her email dated June 25, 2009 to Parsons, the status of the facility is "Final concurrence pending documentation of well plugging". The email is included in Appendix C.

Spring Hill Inn, which is located at 107 Main Street, was identified in the LPST database. One LPST was listed for this location. Based on the EDR report, a final concurrence was issued and the case is closed.

Unmapped Sites

In addition to the facilities identified in the database report, EDR provided a list of unmappable sites. These sites are listed in one or more environmental databases and the address information is insufficient for EDR to locate and map these sites. The EDR report indicated that there were 21 unmappable sites. A review of the listings indicates that all of sites are located beyond the

applicable search distances from the Site. Based on this information, none of these sites presents a REC.

6.1.3 Tribal Records

Neither the Site nor any facilities within the designated search distances were identified in the Tribal Records databases.

6.1.4 EDR Proprietary Records

Neither the Site nor any facilities within the designated search distances were identified in the Manufactured Gas Plants, EDR Historical Auto Stations, or EDR Historical Cleaners databases.

6.2 Additional Environmental Records Sources

The following additional sources of environmental records were reviewed during this EDDA for the purposes of meeting the ASTM standard. Local regulatory agencies were contacted for reasonably ascertainable and practically reviewable documentation regarding recognized environmental conditions present at the Site and adjacent facilities. Interviews with local regulatory agency representatives are included in Section 8 of this report. The following agencies were contacted for documentation.

Texas Commission of Environmental Quality (TCEQ)

Parsons reviewed data regarding the unmappable sites and one LPST site on the TCEQ website.

United States Environmental Protection Agency (USEPA)

Parsons reviewed the USEPA Envirofacts Facility Registry System for the area in which the Site is located. No records in connection with the Site were identified.

6.4 Historical Use Information on the Site

The history of the Site was researched to identify obvious uses. Historical land use was researched to the first developed use. Table 6-5 summarizes the availability of information reviewed during this assessment.

TABLE 6-5
Historical Sources

SOURCE	YEARS REVIEWED	AVAILABILITY
Aerial Photographs	1944, 1957, 1969, 1979, 1986, 1995, 2004, 2005	EDR, Inc.
Sanborn Fire Insurance Maps	NA	Not Available
Historical Topographic Maps	1916, 1960, 1982, 1995	EDR, Inc.
City Directory Abstract	1866-2002	EDR, Inc.
Chain-of-Title or Preliminary Title Report	NA	Not Available
Previous Assessments	None	NA

6.4.1 Historical Aerial Photographs

Historical aerial photographs dated 1944, 1957, 1969, 1979, 1986, 1995, 2004, and 2005 were reviewed to determine past use of the Site. Copies of the aerial photographs are provided in Appendix D.

Aerial Photograph dated 1944: The earliest aerial photograph available was taken in 1944. The photograph shows that there is no development in the area of the Site. There are roads in the area and there is farmland.

Aerial Photograph dated 1959: The aerial photograph shows that there are a few houses in the area of the Site.

Aerial Photograph dated 1969: The aerial photograph shows little change from the 1959 photograph.

Aerial Photograph dated 1979: The aerial photograph shows that the Site has been developed. There is now a road located north of the Site. There are fields and tree-covered property near the Site.

Aerial Photograph dated 1986: The aerial photograph shows East Louetta Road located south of the Site and Hardy Toll Road to the east of the Site.

Aerial Photograph dated 1995: The aerial photograph shows little changes from the previous photograph.

Aerial Photograph dated 2004: The aerial photograph shows that the Site is no longer developed.

Aerial Photograph dated 2005: The aerial photograph shows little change from the previous photograph.

6.4.2 Sanborn Fire Insurance Maps

Parsons requested EDR to search for Sanborn Fire Insurance Maps. Sanborn Fire Insurance Maps were not available for the Site.

6.4.3 Historical Topographic Maps

A topographic map for the Spring, Texas Quadrangle from 1916, 1960, 1982, and 1995 were reviewed for past uses of the Site. Copies of the historical topographic maps are provided in Appendix D.

Topographic Map dated 1916: The Spring Quadrangle 1916 map shows that the land in the area of the Site was undeveloped. There are railroad tracks to the west and McDuffy Road to the east.

Topographic Map dated 1960: The Spring Quadrangle 1960 map shows Aldine-Westfield Road to the east of the Site. There is no development in the vicinity of the Site.

Topographic Map dated 1982: The Spring Quadrangle 1982 map shows that a housing subdivision is now located east of Aldine-Westfield Road.

Topographic Map dated 1995: The Spring Quadrangle 1995 map shows Hardy Toll Road to the east of the Site and East Louetta Road south of the Site.

6.4.4 EDR-City Directory Abstract

The EDR City Directory Abstract for various years between 1866 and 2002 was reviewed for past uses of the Site. Because the Site does not have a street address, the adjacent property was used as the target property. A copy of the EDR-City Directory Abstract is provided in Appendix C. The following listings were found:

2002	D&J Mach Works, Inc.	19255 Aldine Westfield Road
2002	Residential	20515 Aldine Westfield Road
2002	Residential	25915 Aldine Westfield Road

6.4.5 Previous Assessments

There were no previous assessments identified for this Site.

6.5 Historical Use Information on the Adjoining Properties

The history of the adjoining properties was researched to identify obvious uses.

Data were available from the historical aerial photographs and historical topographic maps and are described in Section 6.4.

7.0 SITE RECONNAISSANCE

7.1 Methodology and Limiting Conditions

Parsons completed a site reconnaissance of the Site and surrounding area on March 18, 2009. Photographs taken during the site visit are shown on Figure 3. The Site reconnaissance included a walk through and around the Site and discussions with facility representatives. Parsons personnel and representatives of the FAA were present for the duration of the Site visit.

7.2 General Site Setting

The Site encompasses approximately 0.25 acre of land that is located approximately 7 miles northwest of the IAH. Access is provided from Aldine-Westfield Road. The Site now consists of a grass-covered property. There is a utility pole on the northern edge of the Site. A 6' by 6' fiberglass building, OM tower, and fence had been located on the Site. These structures were removed in 2003 or 2004.

Previously, the Site was used as an OM facility.

General site setting observations are presented in Table 7-1.

TABLE 7-1
General Site Observations

GENERAL SITE SETTING	DESCRIPTION
Current Use of Site	Deactivated OM
Past Use of Site	OM facility
Topography	Site topography is flat; surrounding topography is flat
Description of Structures	None

7.3 Site Observations

Site observations are presented in Table 7-2.

TABLE 7-2
Interior and Exterior Site Observations

INTERIOR AND EXTERIOR ITEMS	OBSERVATIONS
Aboveground Storage Tank (AST)	None observed
Asbestos containing building materials	None observed
Below grade vaults	None observed
Burned or buried debris	None observed
Chemical storage or agricultural chemical mixing areas	None observed
Discolored soil or water	None observed
Drains and piping	None observed
Drums	None observed

TABLE 7-2 (continued)
Interior and Exterior Site Observations

INTERIOR AND EXTERIOR ITEMS	OBSERVATIONS
Electrical equipment (Polychlorinated biphenyls (PCBs))	None observed
Fill dirt from an unknown source	None observed
Hazardous chemical and petroleum products in connection with known use	None observed
Hazardous chemical and petroleum products in connection with unknown use	None observed
Hazardous waste storage	None observed
Heating and cooling system	None observed
Industrial waste treatment equipment	None observed
Lead-containing Paint	None observed
Loading and unloading areas	None observed
Odors	None observed
Pits, ponds, or lagoons	None observed
Pool of liquid	None observed
Process waste water	None observed
Raw material storage or chemical storage areas	None observed
Sanitary sewer system	None observed
Septic system (tank and leach field)	None observed
Soil piles	None observed
Solid waste	None observed
Stained pavement, concrete, or soil	None observed
Stains or corrosion in interior	None observed
Storm basins/catch basins	None observed.
Storm drain	None observed
Stressed vegetation	None observed
Sumps and clarifiers	None observed
Surface water	None observed
Underground storage tanks	None observed
Unidentified substance containers	None observed
Waste Water	None observed
Water supplies (potable and process)	None observed
Wells (irrigation, monitoring, domestic)	None observed
Wells (dry)	None observed

7.4 Polychlorinated Biphenyl (PCB)-Containing Equipment

No PCB-containing equipment was observed at the Site.

7.5 Mercury-Containing Items

No mercury-containing items were observed at the Site.

7.6 Fuel Storage Tanks

No fuel storage tanks were located at the Site.

7.7 Household Chemicals

No household chemicals were observed at the Site.

7.8 Refrigerant/Chlorofluorocarbons (CFC)

No air-conditioning units were observed at the Site.

7.9 Oils and Lubricants

No oils or lubricants were observed at the Site.

7.10 Radioactive Components

No radioactive components were observed at the Site.

7.11 Batteries

No batteries were observed at the Site.

7.13 Adjacent Properties

The adjacent properties were visually observed from the Site on March 18, 2009. Site observations of these properties are presented in Table 7-4.

TABLE 7-4
Adjacent Property Site Observations

GENERAL SITE SETTING	REMARKS
Current Use of Adjacent Property	Roadways, house lot
Past Use of Adjacent Property	Tree-covered area; farmland; roads
Observations:	
North	House lot
South	East Louetta Road
East	Aldine-Westfield Road
West	Tree-covered property, railroad tracks

7.14 Results of Site Reconnaissance

Parsons did not identify any RECs during the site visit.

8.0 INTERVIEWS

General historical information regarding the past use of the Site was obtained by interviewing the following individuals:

TABLE 8-1
Interviews

NAME	RELATIONSHIP TO THE SITE	DATE OF INTERVIEW	TYPE OF INTERVIEW	RECOGNIZED ENVIRONMENTAL CONDITIONS
Owner Representative: Jana Blanco	FAA Realty Specialist	June 11, 2009	Email	NA
User Representative: Jesse Lopez	FAA Representative, SECM	March 18, 2009	On-Site Interview	None
Site Manager/Occupant: Rickey Smith	FAA ATSS/ENV, Houston Technical Support Center, Houston, TX	March 18, 2009	On-Site Interview	None
State/Local Agency: William Barry	Houston Fire Department Special Operations and Administration	May 19, 2009 and May 22, 2009	Telephone Call	No response
State/Local Agency: Danielle Schleman	TCEQ, Project Manager	June 25, 2009	Email	None

Parsons contacted key site managers to obtain current and historical environmental information concerning the Site. Key site managers may include current or past owners of the Site, managers, or current occupants at the-site. Mr. Smith, FAA representative, accompanied Parsons personnel on the site visit and provided Parsons with information regarding this Site. Copies of the questionnaires are provided in Appendix D.

8.1 Interview with the Owner Representative

Parsons contacted Ms. Jana Blanco, Owner representative, on June 11, 2009. The Site was acquired on February 27, 1991 through condemnation. The FAA does not have a deed to the property. The previous landowner was Park Spring, Inc. A copy of the email is included in Appendix D.

8.2 Interview with the Site Manager/Site Occupant

Parsons interviewed Mr. Rickey Smith, FAA ATSS/ENV, on March 18, 2009. Mr. Smith was not aware of environmental conditions associated with the Site. Copies of the interview questionnaires are included in Appendix D.

8.3 Interview with the User Representative

Parsons interviewed Mr. Jesse Lopez, FAA SECM, on March 18, 2009. Mr. Lopez was not aware of environmental conditions associated with the Site. A copy of the interview questionnaire is included in Appendix D.

8.4 Interview with the State/Local Agency

Parsons attempted to contact Assistant Chief William Barry during the preparation of this report. As of May 28, 2009, Parsons has not received a response from Mr. Barry.

Parsons contacted Danielle Schleman, TCEQ project manager for the Valero Corner Store 1405 facility, which was listed as an LPST site (refer to Section 6) located within ¼ mile of the Site. One LPST was listed for this site. Based on the EDR report, the status is preassessment/release determination. The leak was reported on February 8, 2005. According to Ms. Schleman's email dated June 25, 2009 to Parsons, the status of the facility is "Final concurrence pending documentation of well plugging". The email is included in Appendix C.

9.0 FINDINGS

Parsons performed a Phase I/EDDA for the LKM OM site for the IAH in conformance with the scope and limitations of the ASTM Practice E1527-05. Any exceptions to or deletions from this practice are described in Section 2.0 of this report.

During the Site reconnaissance, Parsons inspected the Site for RECs relating to the present use of the Site and reviewed documents related to the Site.

Findings for the Site are as follows:

- A Valero Corner Store 1405 facility is located between 1/8 and 1/4 mile southeast of the Site. Based on the EDR report, one LPST has a status of pre-assessment/release determination. The TCEQ confirmed that the status of this facility is "Final concurrence pending documentation of well plugging".

10.0 OPINION

Parsons did not identify any RECs in connection with the Site.

11.0 CONCLUSIONS

An EDDA was conducted for the FAA for the LKM OM site for the George Bush Intercontinental/Houston Airport (IAH). The LKM OM facility is located approximately 7 miles northwest of the IAH on Aldine-Westfield Road, Houston, Texas. This report was performed in accordance with the American Society for Testing and Materials (ASTM), *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (E-1527-05) and the Federal Aviation Administration (FAA) Order 1050.19B, *Environmental Due Diligence Audits in the Conduct of FAA Real Property Transactions*.

Parsons did not identify any RECs in connection with the Site.

12.0 DEVIATIONS

Although Parsons attempted to obtain reasonable ascertainable information regarding the Site, some information was either not received or not readily available at the time of this report. Therefore, consistent with ASTM Standard E 1527-05, the following data gaps have been identified:

- Parsons has requested information from the City of Houston Fire Department. No response has been received.
- Parsons requested a search of Sanborn Fire Insurance Maps by EDR. Sanborn Fire Insurance Maps were not available for the Site.
- Parsons was limited by the records obtained during the course of this investigation. Little information is known about the wells that are located within the search distance of the Site.
- Parsons did not obtain a chain-of-title report for review prior to production of this report.

13.0 ADDITIONAL SERVICES


An evaluation of business environmental risk associated with the Site was not included in the scope of work. The EDDA does not incorporate non-scope considerations such as lead in drinking water testing, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, high voltage power lines, and mold.

14.0 REFERENCES

- ASTM, 2005. Designation E 1527-05, *Standard Guide for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Prepared by American Society for Testing and Materials (ASTM).
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- EDR, 2009. *The EDR Historic Topographic Map Report, Houston LKM Outer Marker, Aldine-Westfield Road/E. Louetta Road, Houston, Texas, 77373, Inquiry No. 2506334.4*. Prepared by Environmental Data Resources, Inc. (EDR).
- EDR, 2009. *The EDR Aerial Photo Decade Package, Houston LKM Outer Marker, Aldine-Westfield Road/E. Louetta Road, Houston, Texas, 77373, Inquiry No. 2506334.5*. Prepared by Environmental Data Resources, Inc. (EDR).
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- EDR, 2009. *The EDR Sanborn Map Report, Houston LKM Outer Marker, Aldine-Westfield Road/E. Louetta Road, Houston, Texas, 77373, Inquiry No. 2506334.3*. Prepared by Environmental Data Resources, Inc. (EDR).
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- FAA, 2007. Order 1050.19B, *Environmental Due Diligence Audits in the Conduct of FAA Real Property Transactions*. Prepared by Federal Aviation Administration (FAA). October 30, 2007.
- Lopez, Jesse, 2009. Interview with Jesse Lopez, FAA Safety and Environmental Manager (SECM), User Representative, on March 18, 2009.
- Smith, Rickey, 2009. Interview with Rickey Smith, FAA Technician, Site Manager/Occupant Representative, on March 18, 2009.
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15.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in CFR Part 312.10.


Eliza D. Schacht
Environmental Engineer